



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

August 18, 2014  
1409-PUD-14  
Exhibit 1

**Petition Number:** 1409-PUD-14

**Petitioner:** M/I Homes of Indiana, LP

**Representative:** Mark Connor, M/I Homes of Indiana, LP

**Request:** An amendment to the Springmill Trails PUD to allow for five (5) foot side yard setbacks, instead of the required six (6) foot side yard setbacks. Request is applicable only to the thirty (30) lots identified at Exhibit 4.

**Current Zoning:** Springmill Trails PUD

**Current Land Use:** Single Family/Residential

**Approximate Acreage:** 36.74 acres +/-

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Proposed Springmill Trails PUD Amendment
4. Proposed Affected Lots
5. Character Exhibits

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

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**Petition History**

This petition was introduced at the August 11, 2014 City Council meeting. It is scheduled to receive a public hearing at the August 18, 2014 Advisory Plan Commission (the "APC") meeting.

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**Procedural**

Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the August 18, 2014 APC meeting.

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**Project Overview**

**Project Location**

The subject property is approximately 36.74 acres +/- in size and is located north of SR 32 along Casey Road.

### Project Description

The proposal would allow for five (5') foot side yard setbacks instead of the six (6') foot side yard setback currently required in the Springmill Trails PUD for sixty (60') foot front load lots. The amendment would only apply to the thirty (30) lots identified at Exhibit 4.

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### Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

- The Comprehensive Plan;
- Current conditions and the character of current structures and uses in each district;
- The most desirable use for which the land in each district is adapted;
- The conservation of property values throughout the jurisdiction; and
- Responsible development and growth.

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### Staff Comments

1. This proposal is before the Plan Commission for public hearing. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any members of the APC have questions prior to the public hearing, then please contact Jeffrey M. Lauer (e: [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov); p: 317.910.2927).